

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BALLANTRAE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Ballantrae Community Development District was held on **Monday, April 6, 2015 at 6:30 p.m.** at the Ballantrae Community Center, located at 17611 Mentmore Boulevard, Land O'Lakes, FL 34638.

Present and constituting a quorum:

Richard Levy	Board Supervisor, Chairman
James Flateau	Board Supervisor, Vice Chairman
Steve Bobick	Board Supervisor, Assistant Secretary
Tony Thomas	Board Supervisor, Assistant Secretary
Christopher Milano	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Joe Kennedy	Accounting Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
Michelle Rairigh	Representative, Austin Outdoor
Bill Fletcher	Maintenance Manager
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and Mr. Huber read the roll call confirming a quorum for the meeting. Mr. Huber requested to amend the agenda to add a discussion of the parking issues and fencing on CDD property.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

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THIRD ORDER OF BUSINESS

Clubhouse Renewal Requests

Ms. Michelle Shines requested renewal of personal trainer weekly class on Tuesdays and Thursdays at the clubhouse from 7:00 p.m. to 8:00 p.m.

On a Motion by Mr. Bobick, seconded by Mr. Thomas, with all in favor, the Board of Supervisors approved the renewal use of the Clubhouse for Michelle Shines Personal Trainer weekly class starting in May on Tuesdays and Thursdays from 7:00 p.m. to 8:00 p.m. for Ballantrae Community Development District.

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FOURTH ORDER OF BUSINESS

District Counsel and District Engineer Reports

A. District Counsel

No Report. It was noted that the Board's refunding of its bonded debt has been completed.

B. District Engineer

Not Present.

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FIFTH ORDER OF BUSINESS

Discussion Regarding Monthly Landscape Report

Mr. Huber presented the Monthly Landscape Report. A discussion ensued.

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SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on February 16, 2015

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on February 16, 2015 as presented for Ballantrae Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on February 2, 2015

The Board tabled this item until the revisions as discussed are made and requested they be presented at the May 4, 2015 meeting.

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84 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
85 **Supervisors Meeting held on March 2,**
86 **2015**
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88 The Board tabled this item until the revisions as discussed are made and requested they be
89 presented at the May 4, 2015 meeting.

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91 **NINTH ORDER OF BUSINESS** **Update on Straiton Parking and Fencing**
92 **Encroachments on CDD Owned Property**
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94 Mr. Robin stated he has tried to contact the Straiton HOA attorney and has left messages
95 but has not had a response. A discussion ensued regarding the HOA and the Straiton parking issues.
96 The Board directed District Counsel to draft notification to the Master HOA to resume
97 enforcement of the deed restrictions against parking on the roads in Straiton Village and request
98 the Master HOA provide indemnification to the District along with a Certificate of Insurance.
99 The Board directed staff to issue a letter to present to the HOA for enforcement of fence
100 encroachments on CDD property. Staff will distribute the letter to the Board for discussion prior
101 to the May 4, 2015 meeting. No board action on the parcel of land offered as a "donation" to
102 Straiton HOA for parking.

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104 *Mr. Robin left the meeting.*

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106 **TENTH ORDER OF BUSINESS** **Consideration of Operation and**
107 **Maintenance Expenditures for February**
108 **2015**
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110 Mr. Levy requested that Mr. Fletcher provide the FHP schedule. A review of the Pool
111 Doctor invoice's prompted a change in the invoice description which will be done as discussed. A
112 discussion ensued regarding recent activities on hog trapping. Mr. Levy would like to accompany
113 Mr. Brown on his next field inspection.

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On a Motion by Mr. Flateau, seconded by Mr. Bobick, with all in favor, the Board of Supervisors approved the February 1-28, 2015 Operation & Maintenance Expenditures \$88,982.90 as amended for Ballantrae Community Development District.

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116 **ELEVENTH ORDER OF BUSINESS** **Update on Bond Refinancing**
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118 Mr. Huber stated the refunding has been completed.

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120 **TWELFTH ORDER OF BUSINESS** **Ratification of Accounts Transfer to**
121 **Hancock Bank**
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123 A brief discussion ensued regarding the accounts transfer to Hancock Bank.
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126 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2015-05;**
127 **Designation of Officers**
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129 The Board will remain the same with Mr. Rich Levy serving as Chairman and Mr. Jim
130 Flateau serving as Vice Chairman and the remaining Board Supervisors will serve as Assistant
131 Secretaries.
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On a Motion by Mr. Flateau, seconded by Mr. Thomas, with all in favor the Board of Supervisors adopted Resolution 2015-05; Designation of Officers for Ballantrae Community Development District.

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134 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Professional District**
135 **Management Services Agreement**
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137 Mr. Flateau stated they Board had requested the previous contract along with the new
138 contract for the Board to review and compare. No Board action was taken. The Board will discuss
139 and review at the May 4, 2015 meeting.
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141 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**
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143 **Maintenance Manager** **Update on Shade Repair**
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145 Mr. Fletcher provided an update to the Board. Mr. Fletcher is still waiting on a proposal for
146 the shade repair. Mr. Fletcher & Mr. Huber suggested running an ad for pool monitors.
147 The Board authorized staff to post an ad on the gates and utilize advertisements for pool
148 monitors.
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150 **District Manager**

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152 Mr. Huber presented various Austin Outdoors proposals for the Board's review. Mr. Huber
153 stated the next regular meeting is scheduled for May 4, 2015 at 6:30 p.m. The Fiscal Year
154 2015/2016 proposed budget will be presented at the June 1, 2015 meeting. Mr. Huber will
155 email to the Board the Monthly Financial summary. Mr. Kennedy will provide clarification
156 on cash balances for the Board starting with Fiscal Year 2007-2008.
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158 Mr. Huber welcomed Mr. Chris Milano as a new Board Supervisor and stated per Florida
159 Statute, each Board Member is entitled to collect a sum of \$200.00 per meeting with a
160 maximum of \$4,800.00 annually for their attendance at Board Meetings. Mr. Huber
161 stated Mr. Milano elected to have compensation for future Board of Supervisor meetings.
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SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Levy requested that preventative maintenance be done on the club rush on all ponds.

Mr. Flateau provided an update on the HB 537/Senate Bill 962 regarding CCTV records.

SEVENTEENTH ORDER OF BUSINESS **Audience Comments**

Mr. White opened a discussion regarding the website updates.

An audience member inquired about the bonding closing dates.

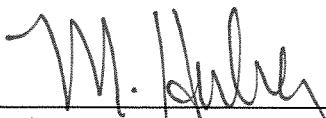
An audience member inquired about getting a new clubhouse. Mr. Levy stated this is an improvement the Board is looking into.

An audience member inquired about gates for Ballantrae. Mr. Levy stated that Ballantrae CDD does not own the streets.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Levy, seconded by Mr. Bobick, with all in favor, the Board of Supervisors adjourned the meeting at 8:43 p.m. for Ballantrae Community Development District.

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Assistant Secretary



Chairman/Vice Chairman